

131.0

0003

0024.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,131,500 / 1,131,500
USE VALUE: 1,131,500 / 1,131,500
ASSESSED: 1,131,500 / 1,131,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PINSKY JOHN J ETAL/ TRUSTEES	
Owner 2: 16 MONADNOCK ROAD REALTY TRUS	
Owner 3:	

Street 1: 16 MONADNOCK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PINSKY JOHN J/TAMIR IRIT -

Owner 2: -

Street 1: 16 MONADNOCK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Clapboard Exterior and 2088 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7001		Sq. Ft.	Site		0	90.	0.90	10									567,024						567,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7001.000	564,500		567,000	1,131,500		84697
							GIS Ref
							GIS Ref
							Insp Date
							08/30/17

Total Card / Total Parcel
1,131,500 / 1,131,500Entered Lot Size
Total Land:
Land Unit Type:
08/30/17

!10279!

PRINT

Date	Time
12/30/21	10:26:29

mmcmakin
10279
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	564,500	0	7,001.	567,000	1,131,500		Year end	12/23/2021
2021	101	FV	548,700	0	7,001.	567,000	1,115,700		Year End Roll	12/10/2020
2020	101	FV	548,700	0	7,001.	567,000	1,115,700		Year End Roll	12/18/2019
2019	101	FV	391,700	0	7,001.	598,500	990,200	990,200	Year End Roll	1/3/2019
2018	101	FV	391,700	0	7,001.	441,000	832,700	832,700	Year End Roll	12/20/2017
2017	101	FV	391,700	0	7,001.	422,100	813,800	813,800	Year End Roll	1/3/2017
2016	101	FV	391,700	0	7,001.	390,600	782,300	782,300	Year End	1/4/2016
2015	101	FV	382,400	0	7,001.	327,600	710,000	710,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PINSKY JOHN J/T	75348-306	1	8/12/2020	Convenience	99	No	No		
BREE ROBERT D &	44682-474		2/23/2005		720,000	No	No		
	13038-342		1/1/1901		54,600	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2018	196	Add Bath	32,000	C				
8/14/2014	982	Redo Bat	9,638		8/14/2014			Demo upstairs bath
7/11/2013	1066	Manual	400,164	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	Left Notice	DGM	D Mann
7/15/2019	Permit Visit	DGM	D Mann
8/30/2017	MEAS&NOTICE	HS	Hanne S
8/14/2014	Info Fm Prmt	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/19/2009	Meas/Inspect	372	PATRIOT
12/22/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	243	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

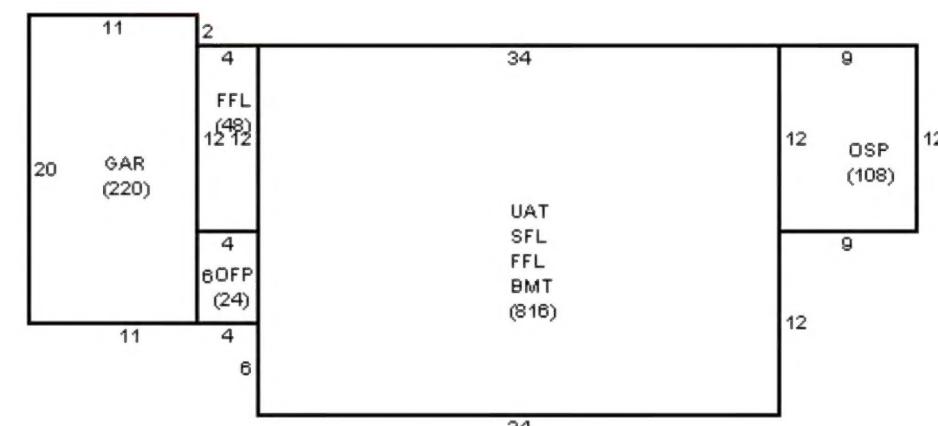
EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1941
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		7	3	M
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